



DEPARTMENT OF THE NAVY

ENGINEERING FIELD ACTIVITY, WEST
NAVAL FACILITIES ENGINEERING COMMAND
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From: Engineering Field Activity West, Naval Facilities Engineering Command, San Bruno, CA, Code 185
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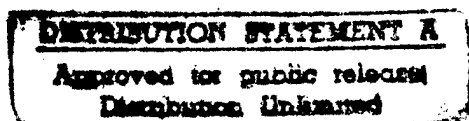
**Subj: AVAILABILITY OF NATIONAL ENVIRONMENTAL POLICY ACT ENVIRONMENTAL ASSESSMENT
FINDING OF NO SIGNIFICANT IMPACT FOR PROPOSED INTERIM LEASE OF HAMILTON
SERVICE CENTER RELOCATION (TEMPORARY HOMELESS SHELTER) AT DEPARTMENT OF
DEFENSE HOUSING FACILITY, NOVATO, CALIFORNIA**

Encl: (1) Finding of No Significant Impact for subject action

This letter transmits the enclosure (1) National Environmental Policy Act (NEPA) Environmental Assessment (EA) Finding of No Significant Impact (FONSI) for the proposed interim lease of Hamilton Service Center Relocation (Temporary Homeless Shelter) at Department Of Defense Housing Facility, Novato, California. This format and process are being followed to expedite the NEPA documentation process requirements to facilitate interim Base Realignment and Closure Act base closure conversions, while still providing for compliance with the requirements and intent of NEPA.

For further information contact Mr. John H. Kennedy, Head, Environmental Planning Branch, Code 185, (415) 244-3006/DSN 494-3006. Our project point of contact is Mr. Gary J. Muneakwa, Code 1852GM at (415) 244-3022. Our fax extension is x3737.

John H. Kennedy
JOHN H. KENNEDY
Head, Environmental Planning Branch



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FINDING OF NO SIGNIFICANT IMPACT
NATIONAL ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL ASSESSMENT
FOR THE PROPOSED INTERIM LEASE OF
HAMILTON SERVICE CENTER RELOCATION
(TEMPORARY HOMELESS SHELTER)
TO DODHF NOVATO, CA
PURSUANT TO BASE REALIGNMENT AND CLOSURE ACT

Prepared by Engineering Field Activity West, Naval Facilities Engineering Command, Code 185, San Bruno,
CA

Date printed: 23 September, 1996

Pursuant to the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA) (40 CFR Parts 1500 to 1508), the Department of the Navy gives notice that an Environmental Assessment (EA) has been prepared and that an Environmental Impact Statement (EIS) is not being prepared for the proposed interim lease for the Hamilton Service Center Relocation (Temporary Homeless Shelter), a 1.4-acre parcel referred to as the Commissary Triangle within the *Hamilton Army Air Field (HAAF) Reuse Plan* at the Department of Defense Housing Facility (DODHF) Novato.

In accordance with Navy regulations implementing NEPA, specifically detailed in the Navy's Environmental and Natural Resources Program Manual (OPNAVINST 5090.1B), the Chief of Naval Operations (CNO) shall evaluate the documented impact of a proposed action on the environment, and shall decide whether a Finding of No Significant Impact (FONSI) is appropriate. This authority has been delegated by the CNO to the Navy's Engineering Field Division for leasing and transfer actions at Naval installations identified for closure by Base Realignment and Closure (BRAC) legislation (Department of the Navy Environmental Policy Memorandum 93-03, dated September 15, 1993).

This EA addresses the expected environmental effects that would result from the interim lease of a 1.4-acre parcel at DODHF Novato, identified in the *HAAF Reuse Plan* as the Commissary Triangle. The purpose of the proposed action is to provide safe shelter, food, and clothing for up to 80 homeless, single adult men and women, while also providing counseling, resources, and referrals to homeless individuals with issues such as employment, housing, medical needs, mental health, and recovery issues, when possible. The proposed action would temporarily relocate a temporary homeless shelter (referred to the Hamilton Service Center or HSC) and ancillary equipment (i.e., trailers) previously located one-quarter mile north of the site to the 1.4-acre parcel. The proposed action involves a one year interim lease agreement between the Department of the Navy and the City of Novato to allow the relocation of operations of the recent HSC to an existing building (Building 829) on the subject property. Substantial internal renovations would be needed to make Building 829 habitable for human living conditions. These improvements include installation of fire sprinklers, installation of partitions to segment one half of the building into thirds, electrical upgrades, heating/ventilation, raised flooring in parts of the building, interior paint, the addition of reinforced trusses with columns, and installation of sheet rock on interior walls within one-half of the building for designated sleeping areas. Minimal external renovations are also required for life/safety/human habitation purposes. External renovations would include roof repair and the addition of three doors on the north and south sides of the building (six doors total).

The subject site is currently developed and consists largely of paved, impervious surfaces. Its current uses include surface parking and storage (within Building 829). The main effects of the proposed action or changes differing from current conditions would include both construction-related and operational effects. All environmental effects analyzed in the EA would be either: (1) Significant but mitigable with implementation of mitigation measures included in the EA, (2) Less than significant; (3) Less than significant with

implementation of proposed design measures and/or standard operating procedures as described in the EA, or (4) No impact would occur.

Impacts associated with the proposed action are not significant. The interim lease is generally consistent with previous and existing land use and operations at the proposed facility site. The interim lease does not endanger human safety via exposure to any known hazardous materials or construction-related noise impacts which cannot be mitigated to acceptable levels, and results in no new or increased impacts or significant environmental controversies. It does not impact endangered or other sensitive biological species, cultural resources, wetlands, land use, aesthetics, water or air quality (including Clean Air Act requirements), hazardous wastes or materials, public safety, traffic, socioeconomics, utilities, public services, or other potentially significant resources. Local authorities have implemented a detailed security plan to assure local residents that significant security impacts would not occur.

The alternative of taking no action was not selected because it would result in the property being held in an inactive "caretaker" status by the Navy and unavailable for reuse. The proposed action was selected because it will provide temporary shelter for up to 80 homeless, single adults and allow constructive reuse of the property by the local community. The alternative of relocating the HSC into the previously utilized tent and trailer facilities was not selected as it would not reduce the significance of potential environmental effects associated with the proposed action and may create additional significant effects related to aesthetics when compare to the proposed relocation into the existing Building 829.

One comment letter pertaining to the proposed action was received by the Navy during the 30-day public review period. Ms. Barbara Salzman, Chair of the Conservation Committee of the Marin Audubon Society, submitted a letter dated September 4, 1996 raising issues associated with biological resources. Specifically, the comment requested that off-site habitats and the current drainage system be indicated on EA exhibits and that wetlands be created on the adjacent off-site area as mitigation for the permanent HSC facility analyzed in the City's Initial Study. In response to this comment, it should be noted that existing adjacent habitat is shown on Exhibit 3.5-1 of the EA. Implementation of the proposed action would result in drainage patterns similar to and consistent with current conditions. The subject site is disturbed and consists largely of paved, impervious materials. As the HSC would be relocated into an existing structure on-site, substantial amounts of additional impervious materials would not be created. The proposed action is also subject to compliance with City and County water quality regulations, including the City of Novato Stormwater Ordinance and the Marin County Stormwater Pollution Prevention Program. Regarding wetlands, no wetlands are located on the 1.4-acre subject site although one potential wetland area (a 0.01-acre depression) is located adjacent to the parcel. The proposed action would not result in disturbance of either the 0.01-acre depression or the drainage swale located on the adjacent parcel. The Navy will evaluate environmental effects associated with permanent land use changes in its *Environmental Impact Statement for Disposal and Reuse of DODHF Novato* which is currently in preparation.

Based on a review of the Parcel-Specific Environmental Baseline Survey for the proposed action (Robert Bein, William Frost & Associates, September 1996), administrative, engineering and physical controls can and will be included in the proposed lease to adequately protect property users from environmental contamination identified or suspected within the area proposed for lease. Specific parcels and facilities will only be made available for use or occupancy under the proposed lease once all required environmental surveys have been completed and/or concerns have been resolved. The above determination was reached in coordination with Federal and state regulatory agencies. The City of Novato, or its sub-lessees, will be responsible for obtaining any and all permits for uses allowed under the lease.

Since the proposed lease will be for activities which are similar in scope and operations to the previous HSC activities conducted off-site, and as significance thresholds would not be exceeded, it is considered excluded from a conformity determination under the Clean Air Act requirements (40 CFR 93.153 (c)(x)-(xi)). The EA shall serve as the Record of Non-Applicability for the proposed action, pursuant to 40 CFR Parts 51 and 93, and a further conformity determination is not necessary.

Pursuant to Executive Order 12898, the proposed action will not have disproportionately high or adverse effects on minority and low income populations, since it will provide temporary shelter and create jobs from which all community residents may benefit.

The California State Historic Preservation Officer (SHPO) by letter of 8 August 1996 concurred with the Navy's determination that the proposed lease would not affect any properties on or eligible for inclusion in the National Register of Historic Places. Building 829 was considered a contributing structure to the Hamilton Army Air Field Historic District determined eligible for inclusion in the National Register by the U.S. Army Corps of Engineers in consultation with the SHPO in the fall of 1993. Since that time much of the property within the Historic District has been sold to The New Hamilton Partnership which has demolished or allowed to deteriorate most of the historic district's contributing structures on the property it acquired. The result is that the historic district has lost its integrity and no longer qualifies for listing in the National Register. The SHPO concurs with the Navy's finding that none of the buildings within the "Commissary Triangle," including Building 829, qualify for listing in the National Register individually or as a part of a larger historic district.

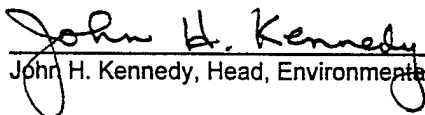
The proposed action is expected to be generally consistent with the ultimate reuse plan; that will be documented with more extensive NEPA documentation. This FONSI will remain in effect until expiration or termination of the lease; until it is superseded by subsequent NEPA documentation; or until the property is transferred out of Navy ownership and control.

The City of Novato has also prepared an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) which analyzes the potential impacts associated with the construction and operation of a permanent HSC shelter on an adjacent 2.5 acre parcel. The Navy is currently preparing an *Environmental Impact Statement for Disposal and Reuse of DODHF Novato*. The Navy will analyze the potential environmental effects of a permanent homeless facility under NEPA as part of that document. This interim use of Navy property does not make an irreversible or irretrievable commitment of resources which would require the use of this site for a homeless facility after the end of the interim lease period. The EA for the interim use was circulated with the City of Novato's CEQA document to eliminate duplication of effort and allow a coordinated review of NEPA and CEQA documents as recommended by the Council on Environmental Quality regulations implementing NEPA.

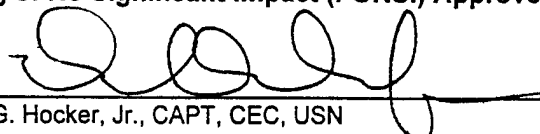
Based on the analysis contained in the EA, and assuming that land use does not change substantially from historic Navy use and from uses described in the EA, the Navy hereby finds that the proposed interim lease for the Hamilton Services Center Relocation, a 1.4-acre parcel at DODHF Novato, CA, for the purpose of its use as a temporary shelter for up to 80 homeless, single adults as described herein will not result in a significant effect on the human environment, and that therefore preparation of an EIS is not required.

This FONSI was completed September, 1996. For further information, contact Mr. John H. Kennedy, Environmental Planning Branch (Code 185), Engineering Field Activity West, Naval Facilities Engineering Command, 900 Commodore Drive, San Bruno, CA 94066-5006, telephone (415) 244-3006, fax (415) 244-3737.

Environmental Assessment/FONSI Review and Concurrences:

 9/27/96
John H. Kennedy, Head, Environmental Planning Branch Date

Finding of No Significant Impact (FONSI) Approved by:

 30 SEP 1996
Robert G. Hocker, Jr., CAPT, CEC, USN Date

Commanding Officer, Engineering Field Activity West, Naval Facilities Engineering Command, San Bruno, CA